Development Control Plan

Draft (Subject to community feedback and Council review)

Kalkite South Village

June 2023

Issue	Date	Name	Reviewed
Draft V1	05.05.23	BR	CD
Draft V2	18.05.23	BR	CD
Draft V3	14.06.23	CD	CD

General Information

Land to which this DCP Chapter applies

This Chapter applies to Kalkite South Village which includes land zoned RU5 Village, B1 Neighbourhood Centre, C2 Environmental Conservation, RE1 Public Recreation, and C4 Environmental Living under the Snowy River LEP 2013. The subject area includes three precincts, each with specific controls applicable based on the zoning and development intended. The extent of each of the three precincts are identified on the maps below.

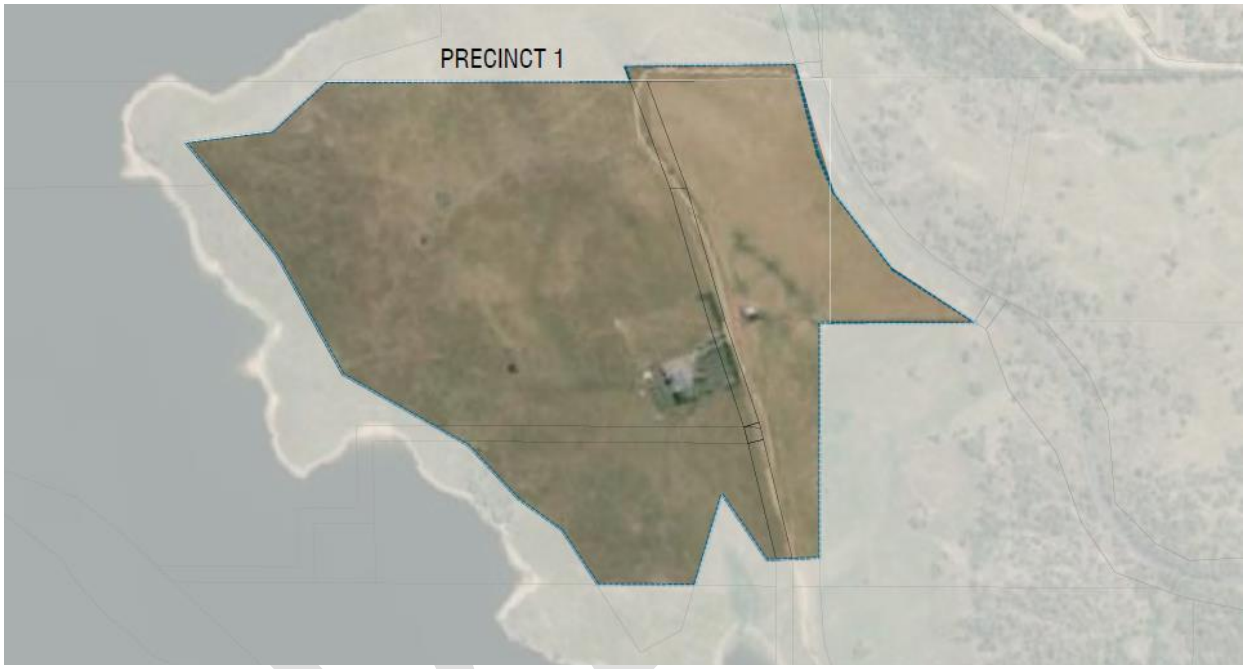

Figure 1: Precinct 1

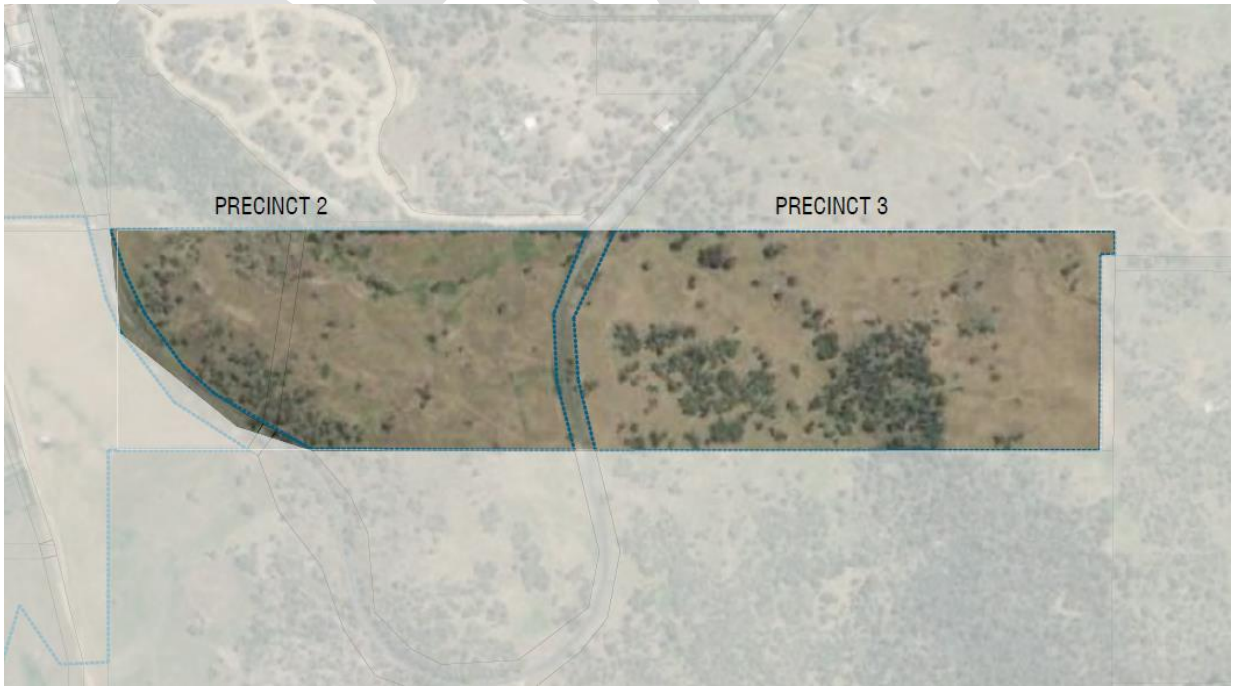

Figure 2: Precincts 2 and 3

Aims of this Chapter

The aim of this Chapter is to produce objectives and detailed development controls to guide the built form, environmental and amenity standards for development of Kalkite South Village.

Development objectives for Kalkite South Village

The objectives for development in the Kalkite South Village are to ensure that development:

- provides for appropriate community, commercial and residential which enables viability and promotes vitality while serving the needs of both the local community and visitors to the area.
- provides for a mix of uses which support a sustainable level of growth without adversely impacting the existing Kalkite village character.
- makes a positive contribution to the character and design of the existing neighbourhood of Kalkite, the rural setting of the village and its connection to the environment.
- protects the natural setting of Kalkite and promotes a connection with important landmarks, significant views and areas of open space.
- includes environmentally sustainable features.
- maximises equal access for all levels of mobility.
- enhances safety and security.

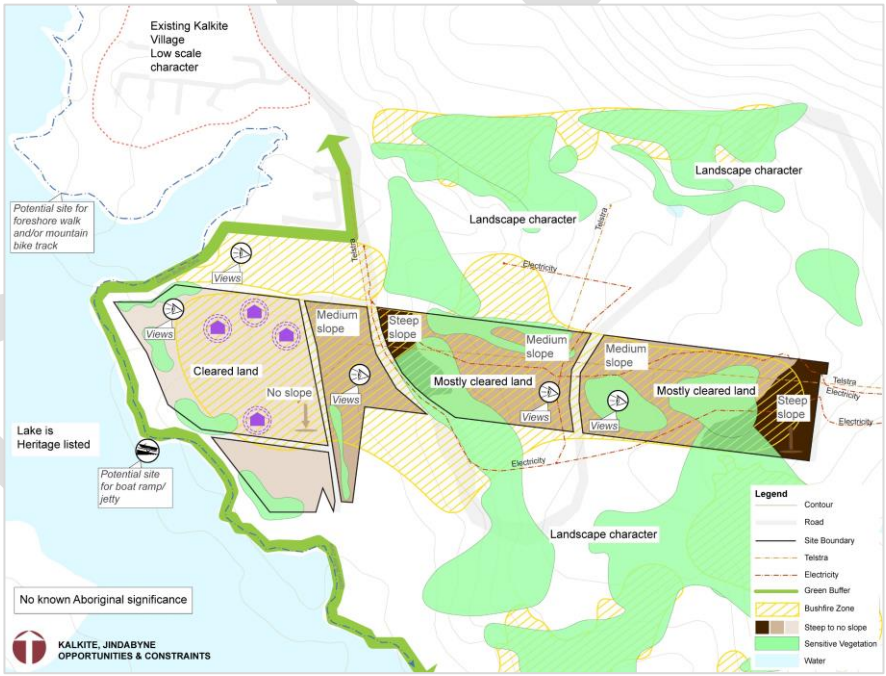

Figure 3: Kalkite South general constraints and opportunities map (Source: Gyde, 2022)

Background & Context

Kalkite village consists of residential allotments and has a population of approximately 214. It is surrounded by large lot rural and rural residential holdings in a picturesque setting. It is located on the north-eastern banks of Lake Jindabyne with westerly views across the lake toward the snowy mountains.

Uses within Kalkite are limited to residential allotments, without any form of retail or commercial supporting the population. One community service building exists in the form of a rural fire services shed.

The open space, proximity to Lake Jindabyne and the vistas that take in the natural setting are prime assets to the town of Kalkite.

Development and Design Controls – Precinct 1

Urban form

Development Yield

The development yield in Kalkite is important to consider in relation to the demand on services and infrastructure as well as the character of the place and its surrounds.

Objectives

- To protect the character and amenity of Kalkite by limiting the potential development to a maximum number of new residential lots.
- To ensure the services and infrastructure of Kalkite continue to function appropriately with the new development in place.

Controls

1. Precinct 1 is to accommodate a maximum of 214 new Torrens title lots for residential use. Future constraints and opportunities analysis at a later date may suggest changes to any potential residential yield.
2. Precinct 2 and 3 are to accommodate a combined maximum of six new lots.
3. The layout of Precinct 1 should be generally consistent with the indicative masterplan prepared by Place Logic and as shown below.
4. A public road (i.e. 'perimetre road) must be provided along the site boundaries of Precinct 1 generally as shown in the masterplan shown below. The perimetre road must be designed in accordance with Council's engineering specifications. The perimetre road must be dedicated to Council, be provided for public use, and enable direct access to any adjoining public land, including any foreshore land or established recreational fishing locations.

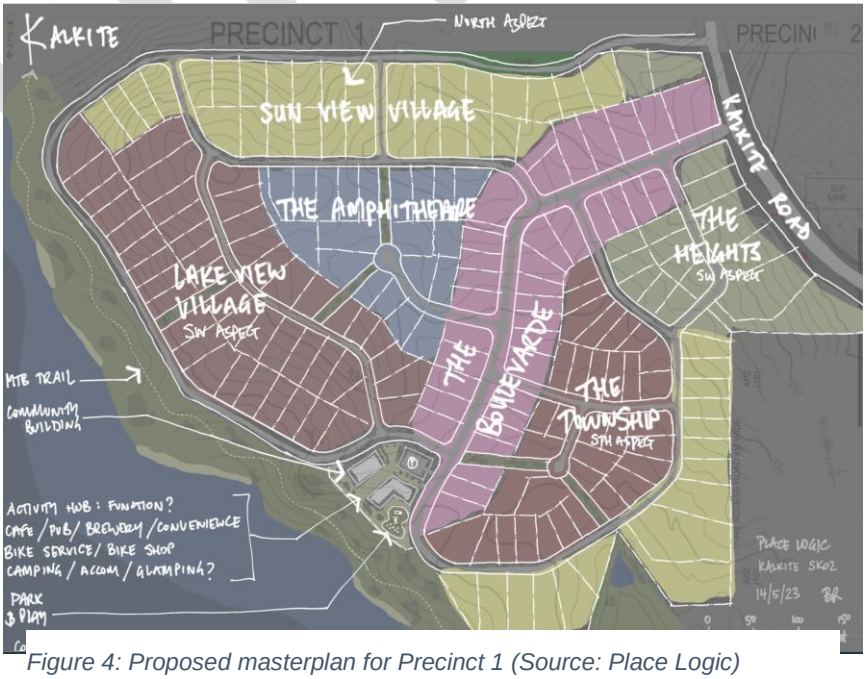

Figure 4: Proposed masterplan for Precinct 1 (Source: Place Logic)

Views and vistas

The landscape setting of the Kalkite is one of its significant features and is important for scenic and conservation values. The protection and management of views and vistas from and to the Village is an important consideration for all new development to ensure that the scenic and landscape quality of Kalkite is protected.

Objectives

- To protect and enhance views and vistas from and to the Village which highlight the landscaped setting, features and character of the locality.

Controls

1. Views and vistas, as are reflected in the Kalkite South general constraints and opportunities map below, should be recognised in any development schemes. Consideration should be given to minimising impacts to such views.

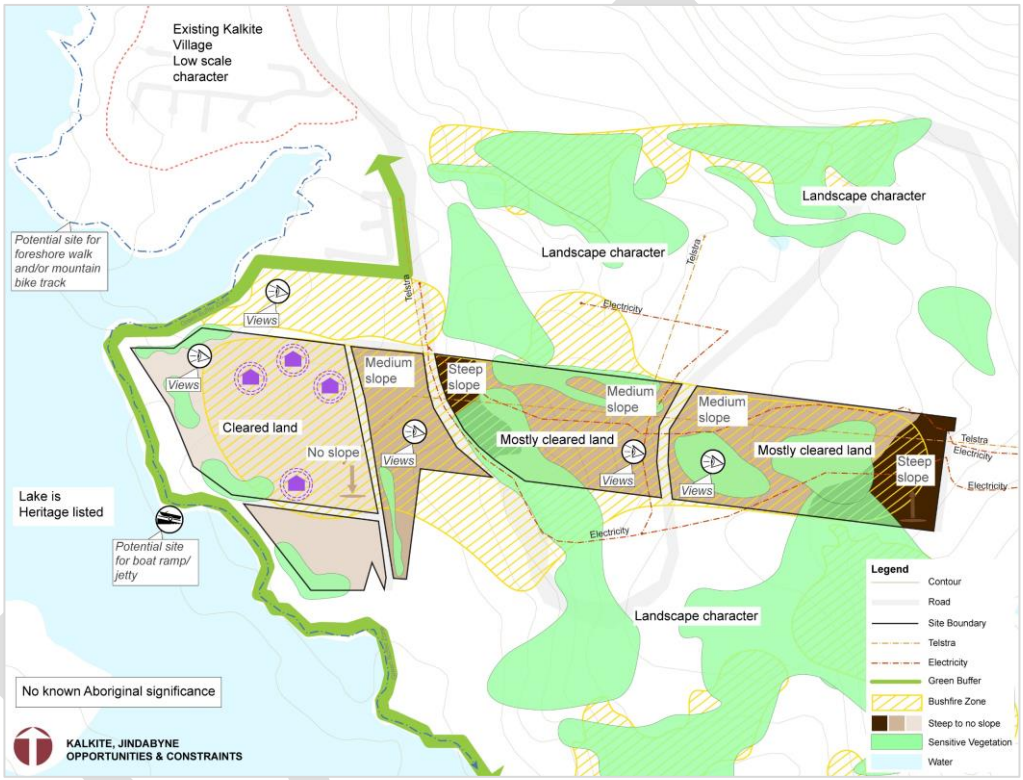

Figure 5: Kalkite South general constraints and opportunities map (Source: Gyde, 2022)

Traffic, access, parking and servicing

Vehicle Access and Parking

The location, type and design of vehicle access points to a development have a significant impact on the streetscape, site layout and building design. It is important that vehicle access is integrated with site planning from the earliest stages to minimise any potential conflicts with pedestrians, streetscape requirements and traffic patterns.

Accommodating parking on site has a significant impact on the site layout, landscape design and stormwater management. The amount of parking provided is related the size and type of the development, however parking provision should also be considered in relation to the local context and the availability of public car parking.

Objectives

- To provide adequate and convenient car parking and service access for the development without compromising street character, landscape or pedestrian amenity and safety.
- To integrate the location and design of car parking with the design of the site and village
- Ensure adequate measures are provided for vehicle access in the event of emergency.

Controls

1. Carparking provision and design is to be in accordance with Chapter C3 Car Parking, Traffic and Access.
2. Potential pedestrian and vehicle conflict is to be minimised by:
   - ensuring clear sight lines at pedestrian and vehicle crossings.
   - separating and clearly distinguishing between pedestrian and vehicular accessways.
3. Carparking areas are to include suitable landscaping, both within and on the perimeter of the carpark, to improve appearance and provide shade.
4. Where carparking is located within a development, the appearance of carparking and service vehicle entries are to be improved by screening garbage collection, loading and servicing areas.
5. All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties.
6. Battle axe lots provide a minimum setback of 500mm either side of the driveway along the access handle.

Pedestrian and Cycle Access

Design for pedestrian access focuses on delivering high quality, safe and pleasant walking environments. Pedestrian access and through-site links assist in ensuring that the development is integrated into the locality and encourage ground level activity through the site. Pedestrian access should also be equitable access, which provides a barrier-free environment where all people who live in and visit the development can enjoy the public domain.

Objectives

- To promote walking and cycling as modes of transport to improve health and wellbeing, reduce transport and infrastructure costs and minimise environmental impacts.
- To ensure that development incorporates publicly accessible pedestrian paths that are well linked into the surrounding area.

Controls

1. All development is to provide safe accessible routes to public and semi-public areas, including communal open space, site facilities, parking areas and pedestrian pathways.
2. Appropriate lighting to be provided in and around commercial zones.
3. All entrances to buildings are to be accessible from the street and, if required, are to integrate ramps into the overall building and landscape design to promote equity of access.
4. A suitable volume of street trees, and suitable species, shall be provided in public roads.

Building and Site Design

This section contains objectives and performance criteria and controls for building and site design. Building height and floor space ratio (FSR) requirements are contained in the Snowy River LEP 2013 and are explained in more detail below. Other requirements in this part include setbacks, building articulation and sustainable design.

Building Height

Height is an important control because of its major impact on the character and physical and visual amenity of a place. Height controls can be further refined by decisions about roof form, amenity of adjacent residential areas, setting and topography and heritage context. Building height also has a major impact on the degree of overshadowing and potential loss of privacy and views.

Note: The Snowy River LEP 2013 (clause 4.3 Height of Buildings) and the Height of Buildings Map set maximum height limits for sites.

Objectives

- To ensure that building height relates to the context of the site, including street type, surrounding buildings, landscape and views.
- To allow reasonable daylight access to all development and the public domain including footpaths and areas of open space.
- To ensure appropriate management of overshadowing and privacy.

Controls

1. A minimum floor to ceiling height for ground level retail and commercial floorspace where active public uses are encouraged is 2.7 metres.
2. A minimum floor to ceiling height of 2.7 metres is required for the upper-level commercial floor space.
3. A minimum floor to ceiling height of 2.7 metres is required for all habitable residential floorspace.
4. Ancillary structures such as detached garages and sheds shall remain subservient to main dwellings with regards to building height and massing in general.

Density / FSR

Building density is defined by maximum floor space ratio (FSR). The FSR control works in conjunction with the building height, setbacks and landscaped area controls to identify the overall building envelope for the site. The achievement of the maximum FSR is dependent on how the proposed development meets the objectives and performance requirements of this Chapter and other relevant Chapters of the Snowy River DCP.

In some instances it may not be possible to achieve the maximum allowable FSR for a particular site, due to potential impacts on views, overshadowing and minimum landscaped area requirements, and other design considerations.

Note: The Snowy River LEP 2013 (clause 4.4 Floor Space Ratio) and the Floor Space Ratio Map specifies the maximum FSR for Kalkite village.

Objectives

- To control the bulk and scale of development.
- To ensure building bulk is compatible with the surrounding built form and minimise the impact on existing buildings in the locality, open space and streetscape.
- To define the allowable development density to ensure that development does not detrimentally impact on local traffic.
- To encourage balconies and terraces within the development.

Controls

1. The maximum floor space ratio for the site is to be in accordance with the Snowy River LEP 2013 (clause 4.4 Floor Space Ratio).
2. The area of terraces and balconies with outer walls of less than 1.4 metres high is not to be included in the calculation of floor space ratio in accordance with the Snowy River LEP 2013.

Setbacks

Setbacks reflect the character of an area and establish the development's relationship with the surrounding area. They create the relationship between neighbouring buildings, opportunities for landscaped open space and are important contributors to visual and acoustic privacy and daylight.

Street setbacks and front setbacks establish the development's relationship with the streetscape and character of the surrounding area. They create the address and proportions of the street and contribute to the public domain by enhancing streetscape character.

Building setback is measured from the property boundary to any part of a building.

Objectives

- To minimise the impact of development on adjoining land and to ensure adequate separation between buildings.
- To provide adequate space for landscaping, visual and acoustic privacy and solar access.
- To encourage the retention of significant views.
- To emphasise the landscape quality of Kalkite village by adoption of appropriate setbacks to facilitate.
- Reinforce the landscape character.

Controls

1. Where nominated on Building Envelope Plans, building zones are to be observed to preserve views and vistas as well as to provide safety during natural emergencies.
2. Minimum 5m front setback to dwelling.
3. Garage minimum of 1m behind front dwelling setback.
4. All front setbacks are to be landscaped.

Building exterior & design

The exterior elements of individual developments directly affect the quality and character of the streetscape and the public domain. The controls in this section aim to increase the amenity, vitality, safety and security of streets and laneways by encouraging interaction between residents, variation and interest in building facades, ensuring quality building finishes and materials.

Building Facades and Articulation

Articulation of building facades provide for visually interesting buildings and streetscapes and greater amenity for both occupants and visitors. Articulation of building facades ensures that buildings do not present monotonous walls to the streetscape.

Objectives

- To ensure that new buildings have well-articulated and harmonious facades which activate the street, create opportunities for social interaction and define the public domain.
- To ensure that buildings exteriors reinforce the character of Kalkite and make a positive contribution to the look and feel of the village.
- To promote high quality architectural design.

Controls

1. Buildings are to be designed to address the street and ensure that façades visible from the public realm provide visual interest.
2. Building design should include architectural features that promote interaction and natural surveillance of the public realm, such as porches, verandas and balconies along street frontages.

Building Entrances

Building entrances define the threshold between the public street and private areas within the building and contribute to the identity of the development. Where a building has a large frontage to the street, multiple entries help to create a human scale along the street.

Objectives

- To create building entrances which are clearly identifiable.
- To contribute positively to the streetscape and building façade design.

Controls

1. Building entries are to address the primary street frontage and form an integral part of the building façade.
2. Building entries are to be clearly visible from the street, convenient for pedestrians, and a clearly identifiable element of the building.
3. Commercial and community building entries must be designed to have equal access to all people.
4. Separate entries from the street are to be provided for pedestrians and cars.

Solar access, overshadowing & natural daylight

Solar access forms an integral part of the design process and is a major determinant of personal environmental comfort. Good passive solar design offers a resource and financial benefit by reducing the need for artificial heating and cooling. New development must also recognise that existing adjacent buildings require reasonable access to sunlight.

Objectives

- To encourage passive solar design that minimises energy consumption.
- To maximise solar access to external private open space and landscape areas and minimise the negative impact of overshadowing on habitable floor space.
- To retain the amenity of the public domain by maximising solar access.

Controls

1. Shadow diagrams must be submitted with the development application for all new buildings of two or more storeys.
2. The height and design of buildings should not significantly impact on sunlight access or overshadow public open spaces and outdoor dining areas.
3. 3 hours of solar access shall be provided to private open space areas of dwellings at the winter solstice.

Materials and finishes

External design, materials and colours of buildings are important to retaining the natural character of Kalkite and ensuring that the village form continues to be respectful of its unique natural setting. In addition, the range of weather conditions makes the selection of building materials and finishes important for both the appearance and longevity of the development.

Objectives

- To ensure that new development achieves a high standard of architectural character and includes quality finishes.
- To ensure existing landscape qualities are enhanced.
- To ensure that building materials and finishes contribute to a sympathetic and coherent streetscape.
- To ensure that colours and materials are selected to aesthetically relate to the Snowy River environment.
- To ensure building materials are chosen that can withstand climatic variations and extremes.
- To enable the use of recycled and environmentally sustainable materials.

Controls

1. New development is to utilise durable materials and finishes.
2. The exterior finishes of new development are to include earthy colour schemes and avoid bright artificial colours that are inconsistent with the character of Kalkite.
3. Use of natural materials such as hardwood timber and stone should be used to ensure architecture fits within the natural surrounds and existing landscape character.
4. The facades of new development are to include a variety of materials and finishes and avoid large expanses of any single material.
5. Material finishes should include:
    - Stone and stone masonry.
    - Timber including timber cladding.
    - Metal sheeting.
    - Light weight cladding generally.
6. Colour finishes should generally complement the existing natural and visual character. In this case, colours should be neutral or inclusive of greys, greens, blues, earthy tones, ochres, muted reds/rust, and cream for example.

Open space and landscaping

Open space

Open space is a critical environmental feature. It may be public (assessable and usable by the general public), communal (shared by all occupants of a development) or private (for the exclusive use of the occupants). Generally, open space is provided as public open space along and adjacent to Lake Jindabyne.

The primary function of open space is to provide amenity in the form of landscape design, opportunities for recreation and social activities, daylight access for neighbouring sites, visual privacy, water cycle management as well as to complement the existing landscape character of the broader locality.

Objectives

- To provide areas of passive and active open space for use by residents of Kalkite village.
- To ensure that communal space is consolidated, configured and designed to be useable and attractive.
- To provide a pleasant, landscaped outlook from and to Kalkite Village.
- To provide good amenity to compliment the internal areas of dwellings.

Controls

1. Private open space should be located so that solar access is maximised.
2. The amount of private open space provided on a site is to be in accordance with the requirements for the type of development proposed (e.g. DCP Chapter D1 Residential Accommodation).
3. Public open space is to be located so that it forms a focus of the development and provides opportunities for communal use.
4. Publicly accessible open space should be consolidated into useable areas and demonstrate that its size and dimensions allow for a variety of uses.

Landscape design

Landscape design and maintenance plays an important role in determining the character of Kalkite. The use of local native plant species in landscape design is encouraged as they are suited to the local climatic conditions.

Objectives

- To ensure that landscaping is integrated into the design of the development.
- To add value within a development by providing privacy, outlook and views.
- To promote sustainable landscape design and irrigation practices.
- To ensure landscape design takes into account the site's microclimate and character.
- To maximise absorptive landscaped areas for on-site infiltration of stormwater.

Controls

1. All development applications are to include a landscape plan (Refer Chapter A2 Development Application Requirements).
2. Landscape design is to be in scale with the development and should relate to building form, facilitate stormwater infiltration through the use of permeable surfaces, be easily maintained and functional.
3. Landscaping is to ensure amenity of private and publicly accessible open spaces by providing:
    - shade from the sun and shelter from the wind.
    - accessible and safe routes through the space and between buildings.
4. Landscape design is to improve the energy and solar efficiency of development and the microclimate of open spaces by:
    - locating trees for shading low-angle sun on the eastern and western sides of buildings;
    - using deciduous trees (where appropriate) for shading of windows and open space areas in summer and allowing solar access in winter.
5. Landscape design is to minimise water consumption by including local native plants with low water demand (refer Recommended Species for Landscaping – Chapter C5) and using plants with low fertiliser requirements.
6. Water tanks and other ancillary elements shall be located behind the front setback line.

Deep soil zones

Deep soil zones are areas of natural ground, and with relatively natural soil profiles, retained within a development and not built upon. Deep soil zones have important environmental benefits including: promoting healthy growth of large trees with large canopies; protecting existing mature trees; and allowing infiltration of rainwater and reducing stormwater runoff.

Objectives

- To improve the amenity of development through the retention and planting of trees that are, or will, grow to a large or medium size.
- To assist with management of water quality and the water table.

Controls

1. The development is to include deep soil zones which will accommodate existing mature trees as well as allow for the planting of trees/shrubs that will grow to be mature trees.
2. Deep soil zones are to have a pervious surface.
3. Deep soil zones are not to be built upon.

Development and Design Controls – Precinct 2 & 3

Precincts 2 and 3 of Kalkite South Village contain environmentally sensitive communities. Development within these precincts must protect and enhance the environmental communities present. In order to ensure that these communities are protected, the location and form of development is managed in accordance with this Chapter and associated mapping.

Development within Precincts 2 and 3 will comprise a total of six lots. Development of each lot is restricted in relation to driveway alignment, asset protection zones and development envelope containing both a dwelling and effluent management zone.

Two of the proposed lots are required to undertake the stewardship of environmental communities present on site. An agreed schedule of environmental management activities will be mandated to protect and enhance particularly important environmental communities.

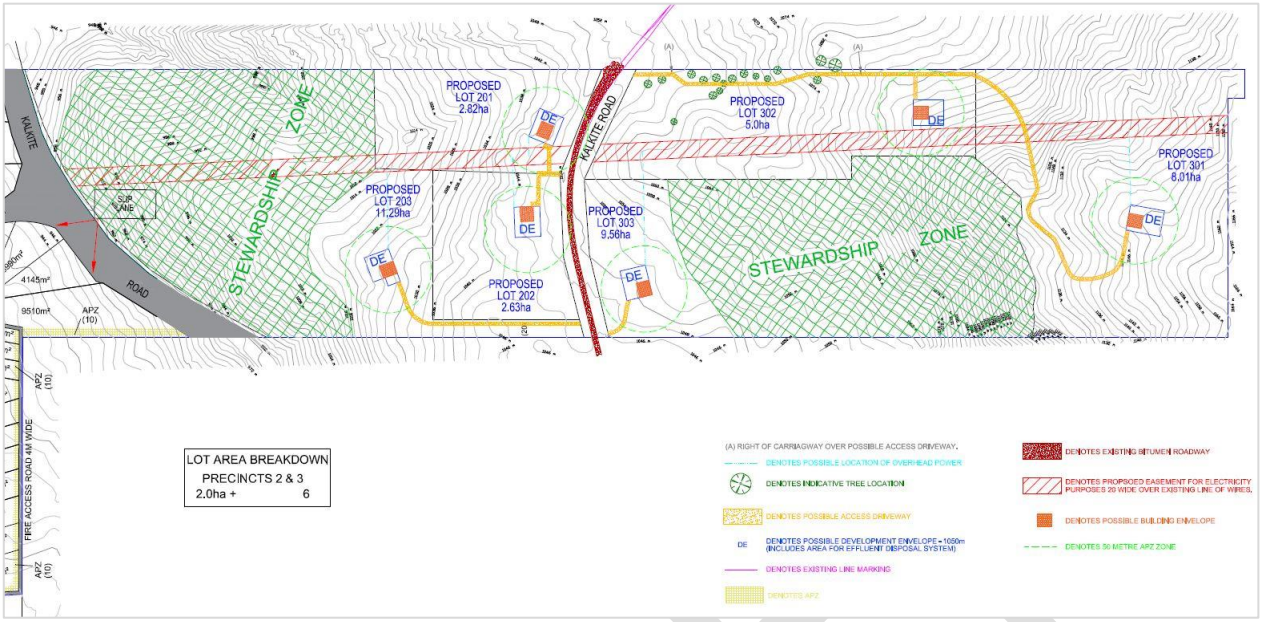

Figure 6 : Precinct 2 & 3 Development controls

Building and site design

This section contains objectives and performance criteria and controls for building and site design. Building height and floor space ratio (FSR) requirements are contained in the Snowy River LEP 2013 and are explained in more detail below. Other requirements in this part include driveway alignments and development envelope controls.

Driveways

The construction and operation of long driveways required to service large lots have the potential to impact existing environmental communities. Appropriate driveway alignments consider and minimise the impact of the driveway on these communities. As part of the site planning, optimal driveway alignments that minimise impact on environmental communities have been mapped and provided at Figure 6.

Objectives

- To minimise the impact of construction and operation of driveways on environmental communities present.

Controls

1. Mandatory driveway alignments have been identified for each lot as shown at Figure 6.
2. Driveways are to be constructed to a maximum paved width of 4m.
3. Earthworks for driveway construction to be a maximum of 6m in width.

Development Envelope

The construction of dwellings and associated services on the proposed lots has the potential to impact existing environmental communities. Appropriate siting of development should consider these communities and minimise the impact. As part of the site planning, optimal building envelopes of suitable size for a dwelling have been considered and mapped.

Objectives

- To minimise the impact of construction and operation of dwellings and associated services on environmental communities present.

Controls

1. Building envelopes are to be contained within the area identified as possible building envelope at Figure 6.
2. Effluent management areas are to be contained within the development envelope and be suitably sited in relation to the dwelling to maintain appropriate health and sanitation standards.

Materials and finishes

External design, materials and colours of buildings are important to retaining the natural scenic qualities of the region. Development within the environmental land is respectful of its unique natural setting. In addition, the range of weather conditions makes the selection of building materials and finishes important for both the appearance and longevity of the development.

Objectives

- To ensure that new development achieves a high standard of architectural character and includes quality finishes.
- To ensure that building materials, colours and finishes contribute to a sympathetic response to the Snowy River environment.
- To ensure building materials are chosen that can withstand climatic variations and extremes.
- To encourage the use of recycled and environmentally sustainable materials.

Controls

1. New development is to utilise high quality and durable materials and finishes.
2. The exterior finishes of new development is to include earthy colour schemes and avoid bright artificial colours that visually conflict with the natural setting.
3. Use of natural materials such as hardwood timber and rock should be used to ensure architecture fits within the natural surrounds.
4. The facades of new development are to include a variety of materials and finishes and avoid large expanses of any single material.

Open space and landscaping

Landscape design and maintenance plays an important role in determining the character of Kalkite. The use of local native plant species in landscape design is encouraged as they are suited to the local climatic conditions.

Environmental management

Objectives

1. Minimise disturbance to existing surfaces where possible.

Controls

1. Excavation shall generally be limited to building footprint zones.

Landscape design

Landscape design and maintenance plays an important role in maintaining environmental values. The use of local native plant species in landscape design is required as they are suited to the local climatic conditions and are complementary of the environmental values.

Objectives

- To ensure that landscaping is complementary to the environmental communities.
- To promote sustainable landscape design and irrigation practices.

Controls

1. All development applications are to include a landscape plan (Refer Chapter A2 Development Application Requirements).
2. Landscape design is to be undertaken only within the development envelopes identified on Figure 66.
3. Landscape design is to be in scale with the development and should relate to building form, facilitate stormwater infiltration through the use of permeable surfaces, and be easily maintained.
4. Landscaping is to ensure amenity of private open spaces by providing:
    - shade from the sun and shelter from the wind.
    - accessible and safe routes through the space and between buildings.
5. Landscape design is to improve the energy and solar efficiency of development and the microclimate of open spaces by:
    - locating trees for shading low-angle sun on the eastern and western sides of buildings;
    - using deciduous trees (where appropriate) for shading of windows and open space areas in summer and allowing solar access in winter.
6. Landscape design is to minimise water consumption by including local native plants with low water demand (refer Recommended Species for Landscaping – Chapter C5) and using plants with low fertiliser requirements.